

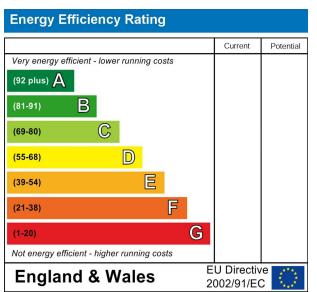
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## 207 Harrow Street, South Elmsall, Pontefract, WF9 2BE

**For Sale Freehold £80,000**

Requiring a degree of modernisation yet offering fantastic potential, this two bedroom end terrace property presents an excellent opportunity for buyers looking to add value. The accommodation includes generous reception space and a low maintenance, enclosed rear garden, making this a property not to be missed.

The internal layout briefly comprises an entrance hallway with staircase rising to the first floor landing and access to the living room. The living room leads through to the kitchen diner, which in turn provides access to the rear garden and a useful utility cupboard. To the first floor, the landing offers access to the loft space, two bedrooms and the house bathroom. Externally, the property benefits from a small buffer garden to the front, mainly paved and enclosed by walls and fencing with an iron gate. To the rear is a low maintenance garden featuring a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and iron fencing and includes a rear access gate.

The property is ideally located within walking distance of local shops, schools and public amenities, making it an ideal first time purchase, a suitable home for a professional couple or a strong investment opportunity. Excellent transport links are available with local bus routes nearby, as well as two train stations—South Elmsall and Moorthorpe—providing access to major city centres. The A1 motorway is also just a short drive away, connecting to the M1 and M62 networks.

A full internal inspection is highly recommended to fully appreciate the potential on offer and to avoid disappointment.

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## ACCOMMODATION

### ENTRANCE HALL

Frosted composite front door leading in, central heating radiator, storage cupboard, access to the first floor landing and a door into the living room.

### LIVING ROOM

14'6" x 17'0" [max] x 12'6" [min] (4.42m x 5.20m [max] x 3.83m [min])

UPVC double glazed window to the front, opening into the kitchen diner, central heating radiator and an electric fireplace with marble hearth and surround.



### KITCHEN/DINER

9'1" x 13'7" (2.77m x 4.15m)

UPVC double glazed window to the rear and a frosted UPVC double glazed door opening onto the rear garden. Door to the utility cupboard, central heating radiator, coving to the ceiling and a range of modern wall and base units with laminate work surfaces over. Stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer.

### UTILITY CUPBOARD

2'9" x 9'1" (0.86m x 2.77m)

Frosted UPVC double glazed window to the rear.

### FIRST FLOOR LANDING

Loft access and doors providing access to two bedrooms and the house bathroom.

### BEDROOM ONE

12'4" x 14'0" [max] x 12'9" [min] (3.76m x 4.27m [max] x 3.90m [min])

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and a dado rail.



### BEDROOM TWO

11'6" x 8'3" [max] x 7'0" [min] (3.52m x 2.53m [max] x 2.15m [min])

UPVC double glazed window to the rear, coving to the ceiling and a central heating radiator.



### BATHROOM

8'8" x 8'4" [max] x 7'0" [min] (2.65m x 2.55m [max] x 2.14m [min])

UPVC double glazed window to the rear, central heating radiator, fully tiled walls and a fitted storage cupboard. Low flush WC, pedestal wash hand basin and a panelled bath.



## OUTSIDE

To the front of the property there is a small low maintenance buffer garden which is mainly paved, enclosed by a wall and iron fencing with an iron gate providing access. To the rear of the property is a low maintenance rear garden, mainly laid to paved patio areas, ideal for outdoor dining and entertaining. Fully enclosed by walls and fencing with an iron gate to the rear.



## COUNCIL TAX BAND

The council tax band for this property is A.

## FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.